124.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,655,300 / 1,655,300
					USE VALUE:	1,655,300 / 1,655,300
					ASSESSED:	1,655,300 / 1,655,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHICCARELLI REAL ESTATE INC 1
Owner 2:	
Owner 3:	
Street 1:	PO BOX 2215
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	CHICCARELLI REAL ESTATE -
Owner 2:	-
Street 1:	44 PHILIP ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .398 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1880, having primarily Asbestos Exterior and 4810 Square Feet, with 4 Units, 7 Baths, 0 3/4 Bath, 0 HalfBath, 25 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	17340.000	797,900	11,200	846,200	1,655,300
Total Card	0.398	797,900	11,200	846,200	1,655,300
Total Parcel	0.398	797,900	11,200	846,200	1,655,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.11 /Parcel: 344.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	797,900	11200	17,340.	846,200	1,655,300		Year end	12/23/2021
2021	111	FV	797,900	11200	17,340.	846,200	1,655,300		Year End Roll	12/10/2020
2020	111	FV	758,100	11200	17,340.	846,200	1,615,500	1,615,500	Year End Roll	12/18/2019
2019	111	FV	653,700	11500	17,340.	893,200	1,558,400	1,558,400	Year End Roll	1/3/2019
2018	111	FV	653,700	11500	17,340.	658,100	1,323,300	1,323,300	Year End Roll	12/20/2017
2017	111	FV	613,600	11500	17,340.	629,900	1,255,000	1,255,000	Year End Roll	1/3/2017
2016	111	FV	613,600	11500	17,340.	582,900	1,208,000	1,208,000	Year End	1/4/2016
2015	111	FV	608,800	11800	17,340.	488,900	1,109,500	1,109,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHICCARELLI REA	54802-520		6/9/2010	Intra-Corp	1	No	No		
	16542-165		10/1/1985		187,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2014	1484	Alterati	10,350					Replace concrete s
12/4/2001	909	Alterati	10,000	C				WORKSHOP IN CARRAG

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Measured	345	PATRIOT
1/3/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		17340		Sq. Ft.	Site		0	90.	0.54	10									846,189						846,200	

Patriot Properties Inc.

User Acct: 79952
GIS Ref:
GIS Ref:
Insp Date: 05/11/18
!9640!

PRINT

Date	Time
12/30/21	09:23:12

LAST REV

Date	Time
06/04/18	11:48:16
ekelly	

PAT ACCT.: 9640

USER DEFINED

Prior Id # 1:	79952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.39807	Total SF/SM:	17340	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total:	846,189	Spl Credit		Total:	846,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	3 - 3 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	7	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.86827707
Const Adj.:	0.96410650
Adj $ / SQ:	117.196
Other Features:	251500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	980238
Depreciation:	182324
Depreciated Total:	797914

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 25 | BRs: 9 | Baths: 7 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	t
1	7	3	2
1	7	2	1
1	4	2	1
Totals			
4	25	9	

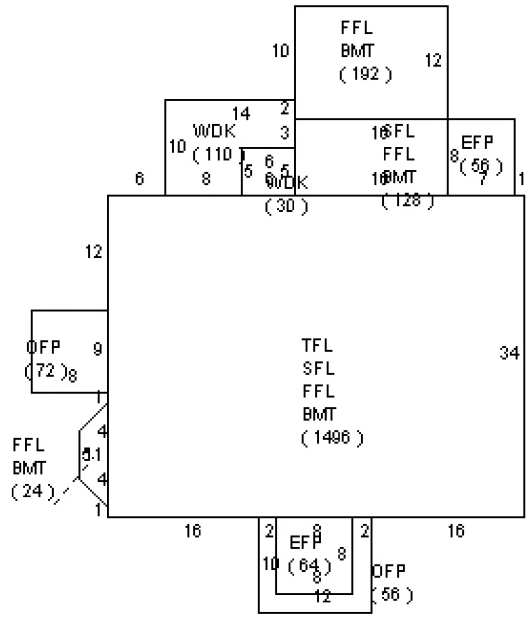
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	128.92
Special Features:	0	Val/Su Net:	113.37
Final Total:	797900	Val/Su SzAd	165.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,840	35.160	64,692
FFL	First Floor	1,840	117.200	215,640
SFL	Second Floor	1,624	117.200	190,326
TFL	Third Floor	1,346	117.200	157,792
WDK	Deck	140	12.670	1,774
OFP	Open Porch	128	28.340	3,627
EFP	Enclos Porch	120	48.120	5,775

Net Sketched Area: 7,038 | Total: 639,626

Size Ad 4810.4000 | Gross Area 7188 | FinArea 4810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
34	Bank B W/Lof	D	Y	1	22X23	G	GD	2001	24.88	T	10.8	111			11,200			11,200
2	Frame Shed	D	Y	1	6X8	A	AV	2001	0.00	T	14.4	111						

More: N | Total Yard Items: 11,200 | Total Special Featues: | Total: 11,200